

Exeter Historical District Commission

October 15, 2015

Final Minutes

Call meeting to Order: Patrick Gordon called the meeting to order at 7 pm in the Nowak Room of the Exeter Town Office Building.

Members present: Patrick Gordon, Chairman, Julie Gilman, Selectwoman, Pam Gjettum, Clerk, Nicole Martineau, Fred Kollmorgen, Pete Cameron and Valerie Ouellette

First Business: Continued public hearing on the application of Slania Enterprises, Inc. for proposed new residential construction and associated site improvements on the property located at 29 Front Street. The applicant thanked the commission for the work study they had recently. He was working last year with Gleason Architects and he got back together with Mr. Gleason and talked to him about adding more details in the drawings and trying to get some more of the proportions which are the large distance between the first and second floors and some of the other elements that were talked about. He listed them and had Mr. Gleason address them. The applicant passed out copies to the members of the board. The idea was to get it proportionally correct and he does not have an eye for that and this is why he left it up to Mr. Gleason to do. He did change the slope on the roof and slope on the cupola, as well. He also changed the height of the fence, distance between the windows and corrected the depth between the bottom of the windows and the ground. The paperwork that was passed out to members also showed the material that would be used.

Patrick stated that the paperwork was very good this time. Patrick also asked about water management on the roof. The applicant stated there would be roof drains. Patrick also stated that he likes the fact that on the Front Street side, the more prominent, and it has more detail around it as the entryway. He then stated that the applicant wanted to go for the federal style and there are two options for this. First, there was one that was more ornate and one that was more simplified. The more ornate in Exeter, examples given for these styles would be the Exeter Inn. The other was the Folsom Tavern, which is more simplified.

Patrick stated that he thinks the commission has enough information to accept the application. Pam then made a motion to accept. Fred seconded. All were in favor and application accepted.

Nicole wanted to verify that the discussion plates for the light fixtures are going to follow the shape which is rectangular and they will be. The doors on Front Street and Center Street will have a level of detail that is being implied here. Nichole then asked about the garage doors and the applicant stated they would be raised panels. Patrick suggested to the board a conditional approval with the applicant coming back with details of drawings of the trims in the application or mockups. He also stated that this conditional approval would be for the applicant to come back prior to fabrication or installation of that trim because the commission would need to see a detailed drawing of it. Patrick has five locations where they would need drawings of the trim.

Entry door
Garage doors
Main roof eve

Cupola/soffit
Railing

Fred made a motion to approve the application subject to the following conditions. The applicant prior to installation of the following elements which are entry door, garage doors, main roof eve, cupola/soffit and railings, return to the HDC for a specific approval of the drawings. Patrick suggested to the applicant that they pick another HDC meeting date.

Fred then made an amended motion for the applicant to return to the HDC for a specific approval of the five elements at the scheduled December meeting. Pam seconded. All were in favor and application approved.

Next Business: The application of Leavitt Farm Condominiums Association for new construction/change in appearance to exterior entryway/door at 89 High Street. Elizabeth Morrison stated she is a resident at 89 High Street and she does not have any fancy pictures to show. Her application is for the shed roof. Last winter they had a lot of ice damage and it ruined her ceiling and her wall. It also prevented the outer door from closing. It damaged the inner door as well. She is looking just to have a small overhang to divert the ice to the drainage area. Julie wanted to know if the proposed plan will replace the whole piece of the shed. Elizabeth stated that it will not. Julie then suggested that Elizabeth take one of the pictures and have her contractor write on it because everyone is interpreting it differently.

Fred then made a motion not to accept the application until the commission has a revised and more detailed one. Nicole seconded. All were in favor. Patrick told Elizabeth that this means that tonight they denied the application only because there was not enough information. She will return with more information from her contractor.

Next on the agenda is the application of Steven B. Bucknam for an amendment to his previous approval for replacement of the garage doors at 5 Rocky Hill. Julie stated that the commission needed to go over the process first because this is not a new application. Mr. Bucknam stated that he was told to fill out a new application and Julie stated to disregard what she just said. Patrick stated they had a prior approval which included what is in the new application. Mr. Bucknam stated it was approved using fiberglass doors. Patrick stated that at this time, they have a new application for doors that already has an approval. He stated by the procedures, the only way to overturn the previous ruling would be an appeal to the ZBA, not a new application. Julie stated that is why she is asking if it is a new application because if they want to change the approval they got before, then yes they would have to go to the ZBA. As a new application, if he is just applying for materials for the garage doors, even though he has been approved for something previously, doesn't mean it is not a new project. He is presenting it now. Julie does not think the application needs to do an appeal.

Fred made a motion to accept the application, but the board needs to review the application first to make sure they have everything they need. Mr. Bucknam stated that he is looking to replace his rotting, wooden garage doors with a similar style, flat doors with no details on it. It would be a stamped steel door. They will be the same style as the existing doors. Patrick asked what the construction of the doors would be. Mr. Bucknam stated they would be steel. They will be steel with insulation and aluminum on the back. Patrick stated that part of the approval from reading the notes, was metal doors being stamped and they are thin enough and they can dent very easily. This is why the commission has not approved them in the past because they are so susceptible to damage. Steel doors in the historic district are a concern and Patrick wanted to raise this as an issue. The only place in the guidelines for

doors that are metal or aluminum is if that if they are unpainted, they are prohibited. Patrick asked Mr. Bucknam what his proposal was. Are the doors going to be painted and Mr. Bucknam stated they would be painted white. Patrick stated that he would make the suggestion that on the application here, the last line of the description of the proposed change, would like to replace both garage doors with a similar flat panel made of metal or vinyl. The commission would not do vinyl. Mr. Bucknam stated that it will be a steel door. Mr. Bucknam also stated that his first application was for steel and it was suggested he go with fiberglass because it was as good or better and less expensive. Nicole stated that these doors will still dent. Fiberglass doors are just more durable. Fred asked Mr. Bucknam why he was not using wood. He stated that he is trying to insulate his garage. He has spray foamed it and he wants insulated doors and to go with wood that is insulated and backed, is more expensive than fiberglass doors.

Patrick then asked if anyone else had any questions and then asked if the commission had enough information to accept this application. Julie made a motion to accept. Fred seconded. All were in favor and application accepted. Patrick then asked if anyone had any comments and Nicole stated she is still hesitant about the metal doors and does not think they are the best option for the district, but there is nothing in the laws saying they are not allowed.

Fred then made a motion to approve the application. Pete seconded. All were in favor and application approved.

Other Business: Approval of Minutes from July 16th, August 20th and September 17th. After all reviewed, Pam made a motion to approve the July minutes. Julie seconded. All were in favor and the July 16, 2015 minutes were approved.

Next minutes are August 20th. Pete made a motion to approve. Julie seconded. All were in favor and the August 20, 2015 minutes were approved.

Patrick stated there was something he wanted to ask about which is 20 Franklin Street and Julie stated that was the project they had a consultation with at the last meeting. Julie stated that the previous work they did on Franklin Street had been approved over a year ago so anything new that goes on there has to come back here. Patrick stated that was good to know because he was notified today that Doug has issued a demo permit. He stated that Kathleen called him and told him that Doug had issued a demo permit and had said that Doug asked her to notify us. Patrick stated that because this 20 Franklin Street was approved over a year ago, that demo also gets tied to it, even though we found it to be a non-contributing historic resource, the actual building, what do we do. Julie stated that they went through this the first time around, that we do not approve the demolition of a building in the historic district until we see what is going to replace it. Patrick then asked what the next course of action is if we have a building official that has issued that demo permit, yet we do not have approval of the demolition from the HDC because that application has expired. Julie stated that they need to pull the demo permit. Patrick said that 20 Franklin Street when Kathleen comes back, will be for demolition of the existing and approval of the new. This will be one approval. We are not breaking them apart. Patrick will talk to Doug about pulling the permit first thing in the morning.

Fred made a motion to approve the September 17th minutes. Nicole seconded. All were in favor and the September 17, 2015 minutes were approved.

Julie suggested that at the next meeting, part of the agenda is having the Code Enforcement Officer come in and we can discuss the problems that we have had. This is the second month in a row we have

and incorrect wording on the agenda, which might impact someone coming in to seek an application. We have this demo permit going and we really need to communicate and do we leave this up to Patrick as Chair. Fred stated that he thinks the commission should leave it up to Patrick.

Next, Doug Eastman arrives because he had been watching this on tv. He stated to the commission that there is no demolition permit issued. He is not sure where they go their information, but do not slam my department for doing anything wrong. We have done nothing wrong. Patrick then stated that he received a voice mail from the property owner and he can play it back, that says there was a demolition permit issued by Doug Eastman and that you had asked her to let the HDC know. Mr. Eastman stated that his department does nothing wrong. They do everything by the book. He is tired of being accused of doing things that are wrong and left.

Patrick stated that they need to dig into what exactly just happened and clearly there is a communication breakdown somewhere. Patrick will contact the property owner and ask exactly what the story is.

Julie stated that at the next meeting, the Economic Development Director would like to come in and talk about the RSA 79E process that the voters adopted in March. It is the tax relief situation for commercial property. It involves the HDC in the process.

With no further business, Patrick made a motion to adjourn. Fred seconded. All were in favor and meeting adjourned at 9 pm.

Respectfully submitted,

Elizabeth Herrick
Recording Secretary